



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ16-00006  
**Application Type:** Rezoning  
**CPC Hearing Date:** April 21, 2016  
**Staff Planner:** Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

**Location:** 4610 Doniphan Drive  
**Legal Description:** Lots 40 - 43, Block 2, Zach White Industrial District, City of El Paso, El Paso County, Texas  
**Acreage:** 0.92 acres  
**Rep District:** 8  
**Existing Zoning:** P-I (Planned Industrial)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From P-I (Planned Industrial) to C-4 (Commercial)  
**Proposed Use:** Automobile Sales

**Property Owner:** Reality Properties, LLC  
**Applicant:** John P. Bannon  
**Representative:** Sitework Engineering, LLC

### **SURROUNDING ZONING AND LAND USE**

**North:** P-I (Planned Industrial) / Vacant  
**South:** C-4 (Commercial) / Recycling collection facility  
**East:** P-I (Planned Industrial) / Office warehouse  
**West:** R-2A (Residential) / Vacant

**PLAN EL PASO DESIGNATION:** G-7, Industrial and/or Railyards (Northwest Planning Area)

**NEAREST PARK:** Keystone Heritage Wetlands (822 feet)

**NEAREST SCHOOL:** Zach White Elementary School (6,453 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Valley Neighborhood Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 6, 2016. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from P-I (Planned Industrial) to C-4 (Commercial) in order to allow for automobile sales. Automobile sales are not permitted in P-I (Planned Industrial) district, therefore necessitating the rezoning change. The subject property is 0.92-acre in size. The conceptual site plan shows a 600 sq. ft. portable office and automobile sales lot. Access to the subject property is proposed from Doniphan Drive.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from P-I (Planned Industrial) to C-4 (Commercial). The recommendation is based on the compatibility with surrounding land use and the existing C-4 (Commercial) zoned properties to the south of the subject property and compliance with the Plan El Paso land use designations G-7, Industrial and/or Railyards in the Northwest Planning Area.

## **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

## **COMMENTS:**

### **Planning Division - Transportation**

Traffic Impact Analysis (TIA) is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **Planning and Inspections Department – Building and Development Permitting**

No objections to rezoning. The conceptual plan was not reviewed for conformance with any applicable code provisions.

### **Planning and Inspections Department - Land Development**

No objections to proposed rezoning.

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **TXDOT -**

This portion of Doniphan is not under TxDOT jurisdiction.

### **Street and Maintenance Department**

TIA is not required.

### **Fire Department**

Recommend approval.

## **Police Department**

After reviewing the attached documents and viewing the proposed site, it does not appear it will have an adverse effect on the community or public safety.

## **El Paso Water Utilities**

1. EPWU does not object to this request.
2. The Owner/Developer for 4630 Doniphan has entered into a Development Agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct an 8-inch diameter sanitary sewer main along a PSB easement on the western portion of 4630 and 4610 Doniphan, to provide service to the property. The Developer's utility contractor is currently installing the required sanitary sewer main which will be available for permanent service once EPWU-PSB issues a Letter of Final Acceptance of the facilities.
3. Existing 20-foot easement shall be marked as "PSB Easement" not drainage easement on the survey and shall be shown on plat.

### **Water:**

4. There is an existing 12-inch diameter water main extending along Doniphan Drive that is available for service, the water main is located approximately 36-feet east from the center line of the right-of-way.
5. There is an existing 54-inch diameter water transmission main that extends along the west side portion of Doniphan Drive. No service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.
6. Previous water pressure tests from fire hydrant # 4814 located approximately 215 feet south of the property, have yielded a static pressure of 72 (psi) pounds per square inch, a residual pressure of 70 (psi) pounds per square inch, and a discharge of 265 (gpm) gallons per minute.

### **Sanitary Sewer:**

7. There is an existing 18-inch & 12-inch diameter sanitary sewer main that extends along an alley just south of the property. No service connections are allowed to the 18-inch portion of the sanitary sewer main as per the EPWU-PSB Rules and Regulations. The 12-inch sanitary sewer main portion is available for service.
8. There is an existing 18-inch diameter sanitary sewer main Along Doniphan Drive between Teramar Way and Osborne Drive. No service connections are allowed to this sewer main as per the EPWU-PSB Rules and Regulations.

### **General:**

EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

## **El Paso Water Utilities - Stormwater Division**

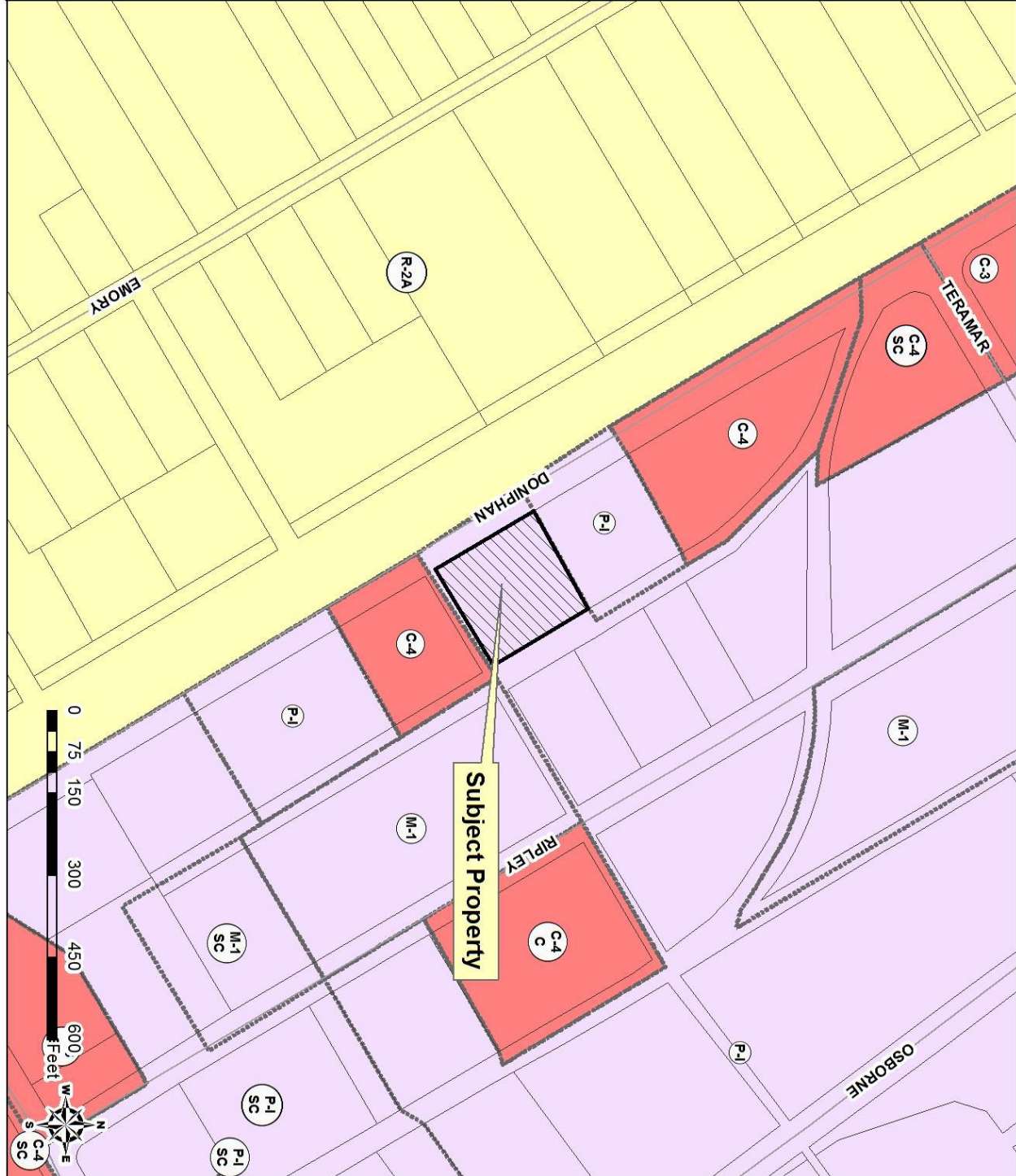
- We have reviewed the property described above and have no objections. The plan shows a private pond in the back; just make sure that this ponding area has enough capacity to hold the developed runoff for a designed 100-yr storm event.
- EPWU also recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

## **Attachments:**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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